Appeal #8309 Christ Child Society, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on August 25, 1965:

ORDERED:

That the appeal for a variance from the rear yard requirements of the C-2 District to permit a second story rear addition to the building at 1427 Wisconsin Avenue, N.W., lot61, square 1256, be granted.

From the records and the evidence adduced at the hearing the Board finds the following facts:

(1) Appellant's lot, which is located in the C-2 District, has a frontage of 21 feet on Wisconsin Avenue, a depth of 90.83 feet to a private alley in the rear which is only 3.50 feet in width.

(2) This property is improved with a building which is two stories in height at the front and reduces to one story in the rear. No rear yard is provided in the rear. Appellant now desires to erect a second story on this rear portion of the lot which is necessary for better maneuverability within the building and will also provide storage and sales space to support various charities of the Christ Child Society. No rear yard will be provided for the addition.

(3) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the provisions of Sect. 8207.11 of the Zoning Regulations, and that a denial of the appeal will result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner. We are further of the opinion that the increase of approximately 12 feet in height at the rear of this building will not affect adversely conditions of light and air to adjoining properties.

In view of the above we are of the further opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.